



# CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Approve Final Map and Improvement Agreement for Lodi West, Unit No. 5, Tract No. 2898

MEETING DATE: December 16, 1998

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council take the following action with regard to the Lodi West, Unit No. 5 development and associated off-site public improvements:

1. Approve the final map for Lodi West, Unit No. 5, Tract No. 2898, and direct the City Manager and City Clerk to execute the Improvement Agreement and map on behalf of the City.
2. Appropriate funds for required fee credits.

BACKGROUND INFORMATION: The subdivision is located east and north of the existing Lodi West, Unit No. 2 and Unit No. 3 developments and west of Lower Sacramento Road as shown on Exhibit A. The development consists of 64 single-family residential lots. Street improvements on Lower Sacramento Road from Paradise Drive to Elm Street, including street striping and the installation of a reverse frontage wall, meandering sidewalk, landscaping, irrigation system, and traffic signal modification are included in this project.

The developers of the subdivision, Lodi Building Partners II, L. P., have furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and fees for the proposed subdivision.

In conformance with LMC §16.40 Reimbursements for Construction, the developer is eligible for reimbursement for excess width street improvements on Lower Sacramento Road and modification of the existing street improvements and traffic signal at the Lower Sacramento Road/Elm Street intersection. The reimbursement will occur as a credit against fees.

Plans for the signal modification are being prepared by the developer's engineer and are not yet complete. Reimbursement for the cost of the signal modification will be covered under the terms of an addendum to the Improvement Agreement which staff will submit for Council approval when the plans are complete and the actual cost is known.

FUNDING: IMF Streets - Regional (unbudgeted; new appropriation) \$42,048.38

Funding Available: Richard C. Prima, Jr.

Finance Director

Richard C. Prima, Jr.  
Richard C. Prima, Jr.  
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer  
Attachment

cc: Senior Civil Engineer Welch  
Senior Civil Engineer Fujitani  
Lodi Building Partners II, L. P.  
Baumbach & Piazza

APPROVED: H. Dixon Flynn

H. Dixon Flynn -- City Manager



LOT 333 - 336

PORTION OF THIS TENTATIVE MAP  
TO BE DEVELOPED IN THE FUTURE ALONG  
WITH ADJACENT LOTS WHICH WERE APPROVED  
UNDER A PREVIOUS TENTATIVE MAP.

SCALE: 1" = 150'